

**ORDER APPROVING AND GRANTING A CONDITIONAL USE PERMIT  
ALLOWING A RETAIL AND RECREATIONAL SPORTS COMPLEX TO BE  
PERMITTED ON PROPERTY LOCATED ON CHURCH ROAD, BEING TAX PARCEL  
NO. 082E-15-001/04.02, IN A DISTRICT ZONED C-2, CITY OF GLUCKSTADT,  
MADISON COUNTY, MISSISSIPPI**

THERE CAME ON for consideration by Applicant, S&D Realty, LLC, the issue of whether a Conditional Use allowing a retail and recreational sports complex (tennis and pickleball courts with retail and restaurant space) in a district zoned C-2 in the City of Gluckstadt, Mississippi, should be permitted. The Mayor and Board of Aldermen hereby find as follows:

WHEREAS, Applicant now request the governing authorities of City of Gluckstadt, Mississippi, to grant a Conditional Use as permitted by Section 2202(A) for the property described herein, which property is located in a C-2 Highway Commercial District, under the City of Gluckstadt's Official Zoning Ordinance of December 16, 2021, to Applicant, allowing a retail and recreational sports complex in a district zoned C-2, subject property being 3.47 acres located on Church Road being Tax Parcel No. 082E-15-001/04.02 in the City of Gluckstadt; and

WHEREAS, the Applicant advises the City the real property is owned by S&D Realty, LLC, and Applicant is planning to operate a retail and recreational sports complex; and

WHEREAS, the City of Gluckstadt scheduled a public hearing on said Application for November 28, 2023, at 6:00 o'clock p.m. before the City's Planning and Zoning Commission. After review of the Application by the Planning and Zoning Commission of the City of Gluckstadt – the Board was advised that the Planning and Zoning Commission at its November 28, 2023, meeting, recommended approval of the requested conditional use allowing Applicant to operate a retail and recreational sports complex as required by the Zoning Ordinance; and

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Gluckstadt

were accomplished – the City Clerk did cause notice of the November 28, 2023, hearing to be published in the Madison County Journal, a newspaper of general circulation in the City of Gluckstadt, Madison County, Mississippi, in the manner and for the time required by law, and did post notice of same upon the affected property in the manner and for the time required by Section 811.02 of the Zoning Ordinance of the City of Gluckstadt and by law; and

WHEREAS, at the time, date and place specified in the City’s public notice, the Planning and Zoning Commission of the City of Gluckstadt, Mississippi, did conduct a full and complete public hearing on the Application on November 28, 2023, and received comments and heard evidence presented by the Applicant and by all others desiring to be heard, whether in support of or in opposition to the Application; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its November 28, 2023, meeting recommended in writing that the Board of Aldermen grant the request for a Conditional Use; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the property and existing land uses within the City of Gluckstadt and in the area of the City where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses required in the Application;

BE IT HEREBY ORDERED by the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, that the request of Applicant to grant a Conditional Use for the subject property being 3.47 acres located on Church Road being Tax Parcel No. 082E-15-001/04.02, in the City of Gluckstadt, Madison County, Mississippi allowing a retail and recreational sports complex is hereby granted; such action is taken pursuant to the findings of fact set out as

follows:

1. The Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.
2. The written recommendation of the Planning and Zoning Commission is advisory in nature.
3. The Mayor and Board of Aldermen have knowledge of the area involved and are aware of the need for the Conditional Use.
4. The requested designation meets the definitions of a Conditional Use of the Zoning Ordinance.
5. The subject property described herein, below, is within a zoning district zoned C-2:  
  
3.47 acres located on Church Road being Tax Parcel No. 082E-15-001/04.02 in the City of Gluckstadt
6. The Conditional Use will promote the general welfare of the City of Gluckstadt and will not adversely affect the public interest or adjacent property. Future projects within the designation area will remain subject to the Zoning Ordinance and approval of site plans or other matters will allow the City to continue to monitor the area.
7. The establishment of this Conditional Use is not detrimental to the public health, safety, or general welfare, and this Conditional Use is compatible with the existing and intended character of the surrounding zoning district.
8. The Mayor and Board of Aldermen find that all portions of Section 805.01 (A) - (I) of the Zoning Ordinance have also been complied with and that all requirements of Section 805.01 (A) - (I) of the Zoning Ordinance are satisfied based upon the

presentation of the Applicant and all documents presented to the Planning and Zoning Commission and to the Mayor and Board of Aldermen.

9. The granting of this Conditional Use does not relieve the requested use from compliance with any applicable law, court order, covenants, or contracts.
10. The Conditional Use is granted with the following additional conditions: no additional conditions.

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, at a regular meeting thereof held on the 12 day of December, 2023.

The foregoing Order, having been reduced to writing, Alderman Bates moved that said Order be adopted. Alderman Williams seconded. The vote was as follows:

|                                     |            |
|-------------------------------------|------------|
| Alderman Miya Warfield-Bates voted: | <u>Aye</u> |
| Alderman Jayce Powell voted:        | <u>Aye</u> |
| Alderman Richard Wesley Slay voted: | <u>Aye</u> |
| Alderman John Taylor voted:         | <u>Aye</u> |
| Alderman Lisa Williams voted:       | <u>Aye</u> |

Whereupon, the Mayor declared the Motion carried and the Order approved and adopted.

SO ORDERED, this the 17 day of December, 2023.

CITY OF GLUCKSTADT, MISSISSIPPI

BY: Walter Morrison  
WALTER C. MORRISON, IV, MAYOR

ATTEST:

BY: Lindsay Kellum  
LINDSAY KELLUM, CITY CLERK

[SEAL]



